



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2013-07

LEGISTAR#: 20121332

Property Address	PIN	Owner Name
1516 W OAK DR	16085400390	FREEDMAN ALLEN
1546 W OAK DR	16085400360	BJKM REVOCABLE TRUST
1536 W OAK DR	16085400370	DAVIS ED K JR
1526 W OAK DR	16085400380	MCFARLAND PEGGY E
1506 SAWYER RD	16085400400	CORNERSTONE BAPTIST CHURCH INC AKA
529 DICKSON RD	16087400370	NEARY LARRY & TRUDY
1244 ALLGOOD RD	16092300080	YANCEY FOSTER V JR
1284 ALLGOOD RD	16092300190	DLW FAMILY LIMITED PARTNERSHIP
1271 LINCOYA DR	16092300210	DLW FAMILY LIMITED PARTNERSHIP
1380 ALLGOOD RD	16087900040	NEESE THOMAS LAMAR

EXISTING ZONING: R-20 (SF Residential 20,000 s.f. lot size - County)

REQUEST: R-2 (Single Family Residential 2 units/acre - City)

FUTURE LAND USE MAP

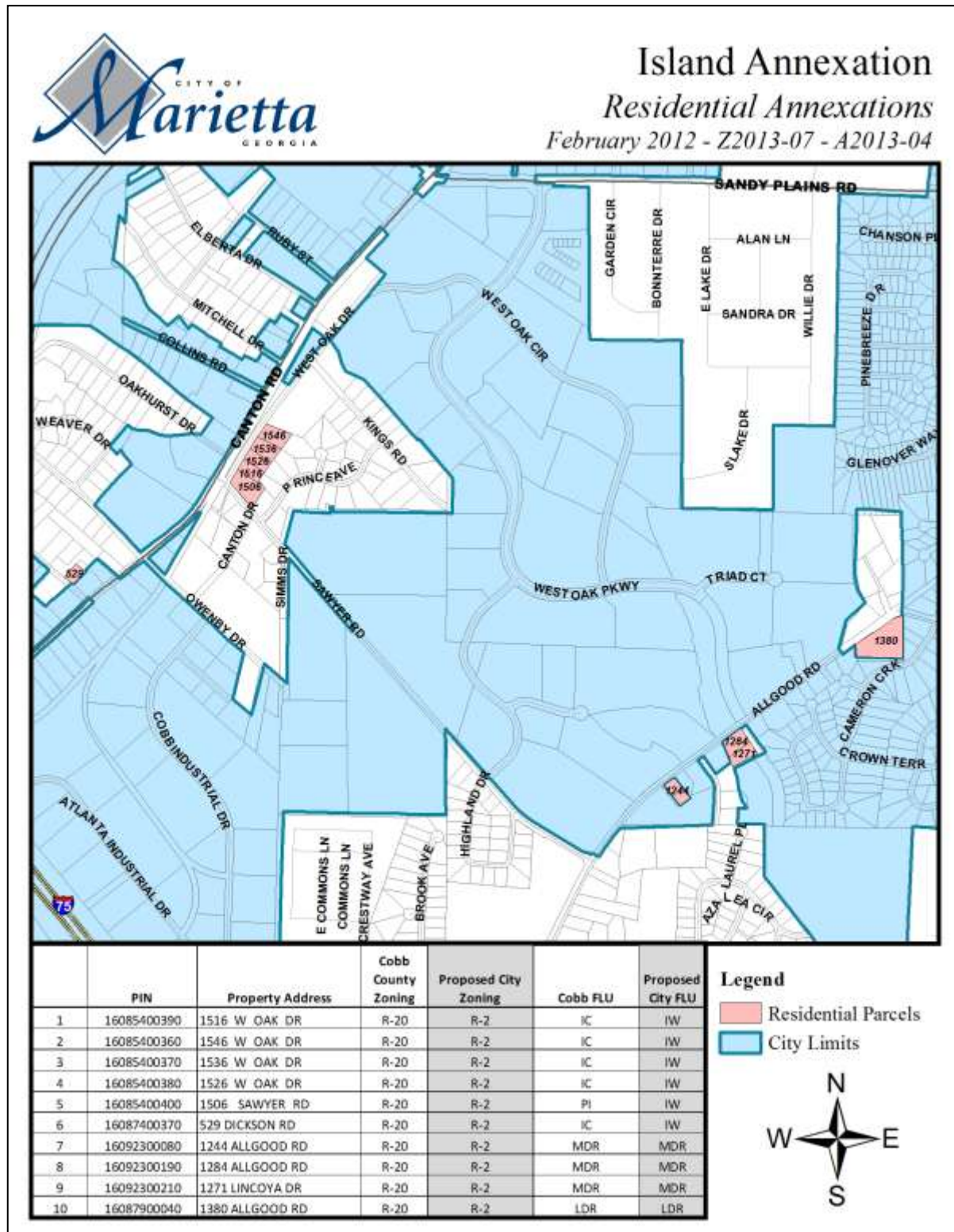
RECOMMENDATION: LDR, MDR, IW

REASON FOR REQUEST: This is a city-initiated island annexation of 10 parcels.

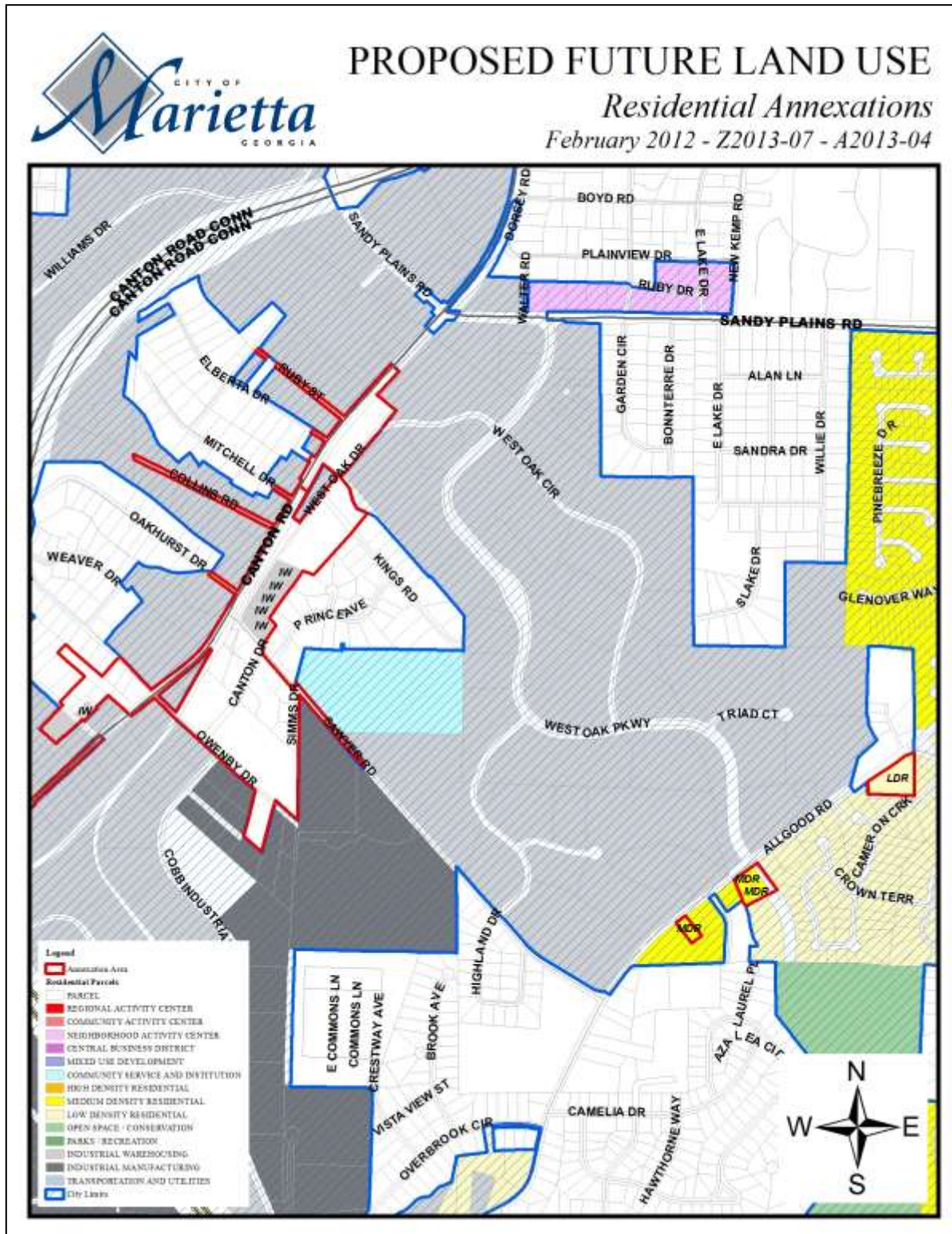
PLANNING COMMISSION HEARING: Tuesday, February 5, 2013

CITY COUNCIL HEARING: Wednesday, February 13, 2013

ANNEXATION MAP



FLU MAP



PICTURES OF PROPERTY



1271 Lincoya Drive



1380 Allgood Road



1516 West Oak Drive



1506 Sawyer Road



1536 West Oak Drive



529 Dickson Road

STAFF ANALYSIS

Location Compatibility

On December 12, 2012 City Council authorized staff to advertise (#20121218) the annexation, rezoning and future land use assignment of ten properties currently located within unincorporated Cobb County and zoned R-20 (Single Family Residential – 20,000 s.f. lot size). The intent of this annexation is to either eliminate or reduce the overall size of unincorporated islands within the city limits. The City is proposing to annex and rezone these ten parcels to R-2 (Single Family Residential – 2 units/acre).

Five of these parcels (1516, 1526, 1536, 1546 West Oak Drive and 1506 Sawyer Road) lie within the Canton Road corridor area. Except for 1506 Sawyer Road and 1516 West Oak Drive which operate as a church and daycare respectively, these parcels all contain single family residences. The City is proposing to annex (A2013-01) the properties to the northeast and southwest of these properties and rezone (Z2013-04) them to LI. To the southeast is a residential subdivision located in the County and zoned R-20. Properties across Canton Road to the northwest are zoned CRC in the City.

One residential parcel is located at 529 Dickson Road and is surrounded by parcels zoned CRC and LI in the County. These surrounding parcels are also being proposed for rezoning and annexation into the City (A2013-01; Z2013-04).

Four parcels proposed for annexation and rezoning are located along the south side of Allgood Road (1244, 1284, 1380 Allgood Road and 1271 Lincoya Drive). Two of these parcels appear to be vacant while the other two contain single family residences. These properties are surrounded by other residential properties either zoned R-2 or R-4 in the City. A portion of West Oak Industrial Park, zoned LI, is located directly across Allgood Road to the north.

Use Potential and Impacts

The City is seeking to annex and rezone these ten residential parcels from R-20 in the County to the City's most similar zoning category: R-2. Rezoning these parcels to R-2 will not allow an increase in intensity or change in use. As a result, this application will not be detrimental to the surrounding properties.

For the six parcels located within the Canton Road corridor, the City is seeking to assign a future land use (FLU) of IW (Industrial Warehousing). The County FLU for all six parcels is IC (Industrial Compatible), except for the church at 1506 Sawyer Road, which is classified as PI (Public/Institutional). The IW classification is the City's equivalent to the County's IC classification. R-2 is not a compatible zoning classification for areas with a future land use of IW. However, because of the area's access to the railroad and multiple



highways, the City is encouraging this area to eventually transition towards industrial use; hence, the recommended FLU of IW for these parcels.

The recommended FLUs for the four parcels along Allgood Road are LDR (Low Density Residential) and MDR (Medium Density Residential). The proposed R-2 zoning classifications are compatible with both the MDR and LDR future land use categories.

Environmental Impacts

The subject properties do not appear to contain any wetlands or endangered species. Approximately 70% of 1281 Allgood Road and 1271 Lincoya Drive lie within the FEMA floodplain as a result of Sope Creek running through the rear of the properties.

Economic Functionality

Because these ten parcels are being rezoned to the equivalent zoning classification in the City, this rezoning and annexation should have no effect on the value or use of these parcels.

Infrastructure

The annexation and rezoning of these parcels is expected to add approximately 10 students to the Marietta School System; six of these students are projected to be elementary school age. Current enrollment for the Marietta Sixth Grade Academy, Marietta Middle School, and Marietta High School does not meet capacity. However, the servicing elementary school, Sawyer Road Elementary, currently exceeds capacity by 100-200 students. Six more elementary school children will increase the burden of a school that is already over capacity.

As part of this rezoning and annexation, the City will be annexing the portion of Lincoya Drive in front of 1284 Allgood Road and 1271 Lincoya Drive.

Otherwise, there will be no additional demands placed on the City's water, electrical, and sewer infrastructure as a result of this annexation and rezoning.

History of Property

Because the subject properties have been located within Cobb County, there is no history of variances, rezoning, or special land use permits on file in City records.



ANALYSIS & CONCLUSION

The City is proposing to annex and rezone ten properties located within unincorporated Cobb County and zoned R-20 (Single Family Residential – 20,000 s.f. lot size) to R-2 (Single Family Residential – 2 units/acre) in the City. Five of these parcels (1516, 1526, 1536, 1546 West Oak Drive and 1506 Sawyer Road) lie within the Canton Road corridor area. One parcel is located at 529 Dickson Road. Four parcels are located along the south side of Allgood Road (1244, 1284, 1380 Allgood Road and 1271 Lincoya Drive).

Rezoning these parcels to R-2 (City) from R-20 (County) will not allow an increase in intensity or change in use. As a result, this application will not be detrimental to the surrounding properties.

The annexation and rezoning of these parcels is expected to add approximately 10 students to the Marietta School System; six of these students are projected to be elementary school age. The servicing elementary school, Sawyer Road Elementary, currently exceeds capacity by 100-200 students. Six more elementary school children will increase the burden of a school that is already over capacity.

For the six parcels located within the Canton Road corridor, the City is seeking to assign a future land use (FLU) of IW (Industrial Warehousing). The County FLU for five of these parcels is IC (Industrial Compatible), while the church (1506 Sawyer Road) FLU is PI (Public Institutional). The IW classification is the City's equivalent to the County's IC classification. Although R-2 is not a compatible zoning classification for areas with a future land use of IW, the City is encouraging this area to eventually transition towards industrial use; hence, the recommended FLU of IW for these parcels.

The recommended FLUs for the four parcels along Allgood Road are LDR (Low Density Residential) and MDR (Medium Density Residential). The proposed R-2 zoning classifications are compatible with both the MDR and LDR future land use categories.

Prepared by: _____

Approved by: _____



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?

If not, how far is the closest water line?

Size of the water line?

Capacity of the water line?

Approximate water usage by proposed use?

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?

If not, how far is the closest sewer line?

Size of the sewer line?

Capacity of the sewer line?

Estimated waste generated by proposed development?

A.D.F

Peak

Treatment Plant Name?

Treatment Plant Capacity?

Future Plant Availability?

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property?	YES – 1284 Allgood Rd, 1271 Lincoya Dr
What percentage of the property is in a floodplain?	70% +/-
What is the drainage basin for the property?	Sope Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	NO
If so, is the use compatible with the possible presence of wetlands?	---
Do stream bank buffers exist on the parcel?	YES – noted above
Are there other topographical concerns on the parcel?	---
Are the storm water issues related to the application?	---
Potential presence of endangered species in the area?	NO

Transportation

What is the road effected by the proposed change?	Lincoya Dr Allgood Rd
What is the classification of the road?	Lincoya Dr: Local Allgood Rd: Collector
What is the traffic count for the road?	Allgood Rd: 13200 AADT 2-way
Estimated number of cars generated by the proposed development?	---
Estimated number of trips generated by the proposed development?	---
Do sidewalks exist in the area?	NO
Transportation improvements in the area?	NO
If yes, what are they?	---



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development? Marietta Station #56

Distance of the nearest station? 1.7 miles

Most likely station for 1st response? Marietta Station #56

Service burdens at the nearest city fire station (under, at, or above capacity)? None

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes _____ No _____

If not, can this site be served? Yes _____ No _____

What special conditions would be involved in serving this site?

Additional comments: N/A per Rusty Smith.



DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

Elementary School Zone Servicing Development: **Sawyer Road Elementary**

Grades six (6) through twelve (12) will be serviced by:

- Marietta Sixth Grade Academy
- Marietta Middle School
- Marietta High School

Current Capacity at Servicing Elementary School: **550-650**

Current Capacity at Marietta Sixth Grade Academy: **800-900**

Current Capacity at Marietta Middle School: **1300-1400**

Current Capacity at Marietta High School: **2500-2600**

Current Enrollment at Servicing Elementary School: **741**

Current Enrollment at:

- Marietta Sixth Grade Academy: **662**
- Marietta Middle School: **1163**
- Marietta High School: **2051**

Number of students generated by present development: **10**

Number of students projected from proposed development at:

- Elementary level: **6**
- Sixth Grade level: **1**
- Middle School 7th & 8th Grade level: **1**
- High School level: **2**

New School(s) planned that might serve this area: **None**



Comments:

1244 Allgood Road	Empty Lot
1284 Allgood Road	Empty Lot
1271 Lincoya Drive	Residential Home
1380 Allgood Road	Empty Lot
1546 W Oak Drive	Residential Home
1536 W Oak Drive	Residential Home
1526 W Oak Drive	Residential Home
1516 W Oak Drive	Commercial Property Day Care (Creative Advance Learning Ctr)
1506 W Oak Drive	Either Empty Lot or the same property as 730 Sawyer Road which is the Cornerstone Baptist Church
529 Dickson Road	Residential Home